

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: WELLSBURG  
Local Government Number: 38G361

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WELLSBURG PROJECT URBAN RENEWAL	38012	2
WELLSBURG HOUSING URBAN RENEWAL	38018	1

**TIF Debt Outstanding: 673,828**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>1,613</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	26,745
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>26,745</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	26,720
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>26,720</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>1,638</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 645,470**

## Urban Renewal Area Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL  
 UR Area Number: 38012

UR Area Creation Date: 02/1999

UR Area Purpose: To promote economic development. The primary goal is to stimulate private investment through new industrial development

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WELLSBURG CITY AG/AGWSR SCH/AGLAND 1999 UR TIF INCREM	38141	38142	31,016
WELLSBURG CITY/AGWSR SCH/1999 UR TIF INCREM	38143	38144	704,586

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	56,081	0	982,870	0	0	0	1,038,951	0	1,038,951
Taxable	33,612	0	982,870	0	0	0	1,016,482	0	1,016,482
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

**2,081**

**0**

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 19,571  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 19,571**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 21,587  
 Returned to County Treasurer: 0  
**Total Expenditures: 21,587**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:**

**65**

**0**

**Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For WELLSBURG PROJECT URBAN RENEWAL

### Industrial Park Infrastructure

Description:	Infrastructure including street, water, and sewer industrial park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WELLSBURG PROJECT URBAN RENEWAL

### 2013 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	155,300
Interest:	15,483
Total:	170,783
Annual Appropriation?:	No
Date Incurred:	07/03/2014
FY of Last Payment:	2024

## Non-Rebates For WELLSBURG PROJECT URBAN RENEWAL

TIF Expenditure Amount:	21,587
Tied To Debt:	2013 GO Bonds
Tied To Project:	Industrial Park Infrastructure

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### TIF Taxing District Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL (38012)  
 TIF Taxing District Name: WELLSBURG CITY AG/AGWSR SCH/AGLAND 1999 UR TIF INCREM  
 TIF Taxing District Inc. Number: 38142  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	56,081	0	0	0	0	0	56,081	0	56,081
Taxable	33,612	0	0	0	0	0	33,612	0	33,612
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	25,065	31,016	31,016	0	0

FY 2014 TIF Revenue Received: 70

### TIF Taxing District Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL (38012)  
 TIF Taxing District Name: WELLSBURG CITY/AGWSR SCH/1999 UR TIF INCREM  
 TIF Taxing District Inc. Number: 38144  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	982,870	0	0	0	982,870	0	982,870
Taxable	0	0	982,870	0	0	0	982,870	0	982,870
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	278,284	704,586	704,586	0	0

FY 2014 TIF Revenue Received: 19,501

## Urban Renewal Area Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG HOUSING URBAN RENEWAL  
 UR Area Number: 38018

UR Area Creation Date: 09/2007

UR Area Purpose: To promote new residential development and the corresponding construction of public infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WELLSBURG CITY/AGWSR SCH/WM RIEKENA HOUSING UR TIF INCREMENT	38225	38226	261,759

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	495,610	0	0	0	0	495,610	0	495,610
Taxable	0	261,759	0	0	0	0	261,759	0	261,759
Homestead Credits									2

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** -468      0      **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 7,174  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 7,174**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 5,133  
 Returned to County Treasurer: 0  
**Total Expenditures: 5,133**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 1,573      0      **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For WELLSBURG HOUSING URBAN RENEWAL

### HOUSING SUBDIVISION

Description:	INFRASTRUCTURE FOR SUBDIVISION
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WELLSBURG HOUSING URBAN RENEWAL

### HOUSING GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	432,000
Interest:	71,045
Total:	503,045
Annual Appropriation?:	No
Date Incurred:	07/03/2014
FY of Last Payment:	2024

## Non-Rebates For WELLSBURG HOUSING URBAN RENEWAL

TIF Expenditure Amount:	5,133
Tied To Debt:	HOUSING GO
Tied To Project:	HOUSING SUBDIVISION

## TIF Taxing District Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG HOUSING URBAN RENEWAL (38018)  
 TIF Taxing District Name: WELLSBURG CITY/AGWSR SCH/WM RIEKENA HOUSING UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 38226

TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	495,610	0	0	0	0	495,610	0	495,610
Taxable	0	261,759	0	0	0	0	261,759	0	261,759
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	125,688	261,759	261,759	0	0

FY 2014 TIF Revenue Received: 7,174